

Agency: Commerce, Community and Economic Development**Grants to Named Recipients (AS 37.05.316)****Grant Recipient: Haines Assisted Living****Federal Tax ID: 20-5805082****Project Title:**

Haines Assisted Living - Removal of Abandoned A&P Building

State Funding Requested: \$ 270,000**House District: 5 - C**

One-Time Need

Brief Project Description:

William's Inc. grocery chain has donated the building and land that it once had a thriving store on to Haines Assisted Living so that it can be used for parking. However, the building is old and dangerous and first needs to be removed.

Funding Plan:**Total Cost of Project: \$270,000**Funding Secured

Amount FY

Other Pending Requests

Amount FY

Anticipated Future Need

Amount FY

There is no other funding needed

Detailed Project Description and Justification:

William's Inc. grocery chain has donated the building and land that it once had a thriving store on to Haines Assisted Living so that it can be used for parking. However, the building is old and dangerous and first needs to be removed.

This building is in the center of downtown Haines and has been abandoned for years. The building is in very bad shape and the Haines Fire Department has expressed serious concern over the fire hazard that the building presents to the entire town. Further, just recently the building began to bow outwards. Now, not only is the building a danger but the entire sidewalk next to the building must also be roped off due to safety concerns about falling debris. This building poses an immediate threat to the health and safety of the entire community. Once it is removed, the land will be used for a parking lot for the new assisted living facility that is being built next door.

Project Timeline:

Funding will be secured in July of 2008 and then it will go out to bid. Demolition will begin immediately following.

Entity Responsible for the Ongoing Operation and Maintenance of this Project:

Haines Assisted Living

Grant Recipient Contact Information:

Contact Name: Jim Studley, President

Phone Number: 907-766-3510

Address: P.O. Box 916, Haines, AK 99827

Email: jim@hainesrealestate.com

Has this project been through a public review process at the local level and is it a community priority? ☒ Yes ☐ No

Bill Thomas
House of Representatives
State of Alaska
State Capital RM 434
Juneau, Alaska 99801

January 17, 2008

Dear Representative Thomas,

The Haines Assisted Living Inc., (HAL) board of directors would like to thank you for your continued support towards the development of our senior assisted living facility. The project seems to be progressing and we patiently wait for the approval from the Alaska Housing Finance Corporation on our grant request.

During this development process we have actively pursued local donations and recently received a generous gift from the Williams Inc. grocery chain. It is in the form of real estate on the corner of 3rd and Dalton Street in Haines, Alaska.

This is a valuable property and we're appreciative of the donation but we have no use for the old store and we would like to remove the building so we could use the land for parking. The building is abandon and removal of this structure would be expensive.


The expense of removal is relative to the asbestos in the exterior siding and in the ceiling tiles, the cost of this removal would exceed our resources and take away from the development funds of the new senior facility. It is the estimate of HAL that this removal process will cost about \$286,000. Enclosed are estimates for the removal of the building that includes a 5% Haines Borough administrative fee and a 6% contingency fee.

HAL relied on the management experience of Chilkoot Indian Association (CIA) and Bethel Native Services Inc. to assist us with a proposal and anticipate they will assist us with the clean up of the property. They are experienced contractors with successful HAZMAT projects completed in Haines. Additionally, Mr. Stuckey, CIA Administrator has offered the services of the tribe to write additional grants should they be necessary for cost over runs exceeding the \$286,000.

You have been helpful to the HAL project and I realize this request is significant. If there is anyway you can help us remove this building with allocating some funding that might be available we would be grateful.

If you need any additional support documentation please let me know. Thank you again for your continued support.

Sincerely,


James Studley
President

ASSIST

Haines Assisted Living Inc. P.O. Box 916, Haines, Alaska 99827
www.hainesassistedliving.org



Chilkoot Indian Association



January 16, 2008

Haines Assisted Living
Attn: Jim Studley

Dear Jim,

The Tribe has reviewed the proposal from Bethel Services Inc and agrees with you assessment that this is a fair contract price for these services. While we are extremely confident in your abilities to manage contract work it is our personal experience that environmental programs such as these always have additional required services and a 6 – 8% contingency line item should be included with any grant requests.

The deep understanding of the requirements of HUD assisted housing projects leads us to recommend the removal of the once active underground fuel tank located at the side of the current structure as well as capping of the utilities at the main (off site). Our research into the subject through the previous owner, Mr. Berry, indicates the tank is standard sized 425 gallon tank. This tank would need to be carefully excavated with an excavator and hand shoveling once close to the tank. The probability that the tank will now be filled with water in our opinion is great and the removal of contaminated water should be factored into the pricing. The removal of the water and sewer lines back to the main would consist of digging a trench with the excavator and removing the pipe. AP&T would be contracted to take the power lines back to the pole and should be minimal in cost as well. Our estimate for these services is \$13,500.

The Tribe also believes that the testing of the ground for contaminated soil would be in the best interests of the project. When the EA document is created it will need to be proven that this property will be free of environmental justice issues since it will be used for the housing of elderly and possible disabled people, a population that may be seen as unable to defend themselves from these types of environmental issues. HUD would require proof that this group is being served to the highest standards. Because of this fact we would recommend allocating another \$8,500 for test holes and testing of the soils for contamination. The removal of the large sand-filled tanks under the property should be considered as well. The estimate derived from the experience of Jack Smith a contractor with ground work experience implies a budget of approximately \$30,000.

The Tribe is willing to assist with the next stage of a compete EA document for the actual construction of the HAL facility as well as grant writing and other professional services at no cost to show our support for this project.



Chilkoot Indian Association



This would make the following recommendation for grant proposals:

Bethel Native Services:	\$205,000
Chilkoot Indian Association	\$13,500
Test holes and soil tests	\$8,500
Excavation of fuel tank	\$30,000

Subtotal: **\$257,000**

6% Contingency:	\$15,420
5% Borough Administration:	\$13,620

Total: **\$286,040**

Sincerely,

Greg Stuckey – Tribal Administrator



Bethel Services, Inc.

A subsidiary of Bethel Native Corporation

RE: Abatement and Demolition of building located at 3rd and Dalton, Haines, AK

January 7, 2008

Subject: Cost Proposal for removal and disposal of Hazardous Material and building demolition.
Addendums: N/A
Spec Sections: N/A
Drawings: N/A

Attn: Jim,

Bethel Services, Inc. (BSI) is pleased to offer this cost proposal for the removal and disposal of Hazardous Materials and building demolition as shown and/or described in specifications and drawings at the above referenced project located in Haines, Alaska. This includes all labor, equipment, materials and services necessary to complete the project. All work will be performed in compliance with all current local, State and Federal regulations. Total cost proposal as follows:

Proposal Price for Base Bid.....\$205,000.00

Two hundred and five thousand dollars and 00/100

Inclusion:

- All labor, materials and equipment for hazardous materials removal.
- Hazardous materials disposal in approved landfill.
- Air monitoring for hazardous materials.
- Complete demolition of building including disposal.
- Back fill and track pack to grade.
- All required Insurances.
- EPA/DOL notifications.
- Submittals and work plans.

Exclusions:

- Under ground storage tanks and/or contaminated soils associated with property.
- Utilities shut offs as required.

If you have any questions or require additional information, please do not hesitate to contact me at (907) 522-6311

Respectfully,

Tim Finnigan
Program Manager

Dan Strucher
Project Manager

Physical Address:
620 East Whitney Road
Anchorage, Alaska 99501

Mailing Address:
Post Office Box 100003
Anchorage, Alaska 99510-0003

Telephone: (907) 522-6311
Facsimile: (907) 522-6153
Web Site: www.bncak.com

From: Rep. Bill Thomas
Sent: Tuesday, December 18, 2007 10:41 AM
To: Kaci Schroeder
Subject: FW: Old A & P building in Haines, Alaska
Save for cip

From: James Studley [mailto:jim@hainesrealestate.com]
Sent: Friday, November 30, 2007 3:23 PM
To: Rep. Bill Thomas
Subject: Old A & P building in Haines, Alaska

Bill,

The preliminary estimate which IS NOT in writing as yet is \$270,000. This is a collective thought between CIA, Bethel Native Corp (BNC) and myself.

The BNC group is going to give us a bid / estimate to work from and then work as a partnership / joint venture with CIA for the demolition and removal. This was part of my agreement with Tim Finnigan BNC's local Haines Tank Farm GM that I've met over the past few years. If the amount is less I'll let you know, but I'm probably low.

Anyway Greg feels CIA has the labor force and access to the equipment to do the actual physical work but also feels they lack the experience in this industry to manage the over all project (its mostly the licensing) but it isn't without some risk or liability either so having someone like BNC is good. Anyway I think we can do a joint project with both companies and CIA will benefit from the experience to possibly expand into other projects.

If we need to obtain the money as a CIP request I will have to sell the borough on this idea as they are really headed into the boat harbor with both feet and I would not be surprised to see them asking for funds (I'm on this committee for the borough). This will not be a high priority for them at all. If it isn't too difficult we could accept the funds directly as a non profit. I realize you will need the majority of the committee on board and this could burn a few favors so the actual way of acquiring the funds to do this I'll leave to you just let me know how I can help get us to the money.

I'm happy to talk to the BNC representatives to help us move this along if it would benefit anything.

jim



HAINES VOLUNTEER FIRE DEPARTMENT

P. O. BOX 849
Haines, AK 99827

Phone (907) 766-2115 Fax (907) 766-3373 hvfd@mac.com

February 12, 2007

Haines Assisted Living Inc.
President James Studley
Po Box 916
Haines AK. 99827

Dear Mr. Studley

In December of 2007, members of the Haines Vol. Fire Department toured the former Alaska & Proud/Food Center building on the corner of 3rd & Dalton in regards about conducting fire department training in this structure. The bottom floor of the main structure had some significant cracks in the support beams. It was also noted that there has been some shifting of the sidewalls and buckling of sheetrock. The newer addition next to the Thunderbird Motel seemed structurally sound. A tour of the upstairs apartments and rooms showed stairwells, doorframes and floors with very visible crooked ness and sagging. There was ice up to two or three inches deep on the floor on the north end but the south end apartment seemed dry at this time. One area in the living room had some ceiling sagging in the center, but otherwise this area appeared fairly structurally sound even with some leans to walls & floors. At this time it was uncertain if this structure was safe enough to conduct any training in this building.

In January of 2008, members reassessed the same building. It was noticed immediately that the walls & floors had more leans, sags and buckling. The support beams on the lower floor were checked and were found to have cracked more making safety of the building for training of red flag concern. The stairs leading upstairs had shifted more and at least another inch of change on levelness from one side to the other making about 3 inch in the stairwell. The largest change had occurred in the living room where the sagging ceiling had collapsed and now there was about 3 inches of ice in the whole south end apartment. The exterior walls on the third avenue side have showed visible buckling and the soundness of the structure has brought the HVFD to decline use of the building for training.

In light of these findings, the HVFD is concerned about the overall safety of the building and surrounding areas. As snow loads increase combined with warmer wetter conditions and penetration of the roof confirmed, this building is a threat to our community's safety. We ask that a plan be submitted to the Borough with in 60 days regarding the public safety issues and the future of this building.

We wanted to inform you of this situation and work together to find a solution to these concerns.

Sincerely,


Scott Bradford
Fire Chief

cc: Robert Vernables

0067101339039;00197002 2 22 0-0000 0-00

HAINES ASSISTED LIVING INC
PO BOX 916
HAINES AK 99827

Date of this notice: 11-07-2006

Employer Identification Number:
20-5805082

Form: 55-4

Number of this notice: CP 575 A

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 20-5805082. This EIN will identify your business account, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, please use the label we provided. If this isn't possible, it is very important that you use your EIN and complete name and address exactly as shown above on all federal tax forms, payments and related correspondence. Any variation may cause a delay in processing, result in incorrect information in your account or even cause you to be assigned more than one EIN. If the information isn't correct as shown above, please correct it using tear off stub from this notice and return it to us so we can correct your account.

Based on the information from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1120

03/15/2007

If you have questions about the form(s) or the due date(s) shown, you can call or write to us at the phone number or address at the top of the first page of this letter. If you need help in determining what your tax year is, see Publication 536, Accounting Periods and Methods, available at your local IRS office or you can download this Publication from our Web site at www.irs.gov.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination on your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue.)

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **MAY 31 2007**

HAINES ASSISTED LIVING INC
PO BOX 916
HAINES, AK 99827

Employer Identification Number:
20-5805082
DLN:
17053339035006
Contact Person:
DONNA ELLIOT-MOORE ID# 50304
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
DECEMBER 31
Public Charity Status:
509(a)(2)
Form 990 Required:
YES
Effective Date of Exemption:
MARCH 29, 2006
Contribution Deductibility:
YES
Advance Ruling Ending Date:
DECEMBER 31, 2010

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2511 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. During your advance ruling period, you will be treated as a public charity. Your advance ruling period begins with the effective date of your exemption and ends with advance ruling ending date shown in the heading of the letter.

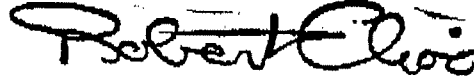
Shortly before the end of your advance ruling period, we will send you Form 8734, Support Schedule for Advance Ruling Period. You will have 90 days after the end of your advance ruling period to return the completed form. We will then notify you, in writing, about your public charity status.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Letter 1045 (DO/CG)

HAINES ASSISTED LIVING, INC

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Choi". The signature is stylized with a large, looped "R" and a cursive "Choi".

Robert Choi
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)
Statute Extension

Letter 1045 (DO/CG)

Scott Bradford
Fire Chief
Haines Borough
P. O. Box 1209
Haines, Alaska 99827

February 21, 2008

Referencing : Letter dated February 12, 2008

Dear Chief Bradford;

Please know that the Haines Assisted Living Inc. and its Board of Directors, (HAL) appreciate your concern for the public safety of our citizens here in Haines. We too have a concern for the safety of our community and the people that reside with us. In response and in reference to your request for a plan regarding "the public safety issues and the future of this building" at Third and Dalton let me give you a current update on the building and our intentions.

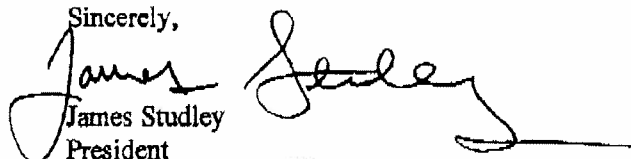
We have always planned for this building to be demolished, but we do not yet have a specific plan or time for the demolition of the building. Having said that we would like to have the building removed and demolished at the earliest opportunity and as soon as financing allows.

Here is what we have accomplished to date and future updates will follow as per your request.

- HAL has completed an environment assessment for the building and it contains asbestos. This means the removal of the building isn't as simple as one would hope.
- HAL has received an estimate for removal of the building from the Bethel Native Corporation and the Chilkoot Indian Association Construction Company. They could begin as soon as weather permits, various types of financing maybe available to pay for their services.
- HAL has requested financial assistance from the State of Alaska legislative body and although it appears promising that some funding will be available for this demolition, nothing is guaranteed.
- The HAL Board of Directors is aware of your letter and your concern and although we have not met as a board this month everyone is aware of the circumstance. I communicate with the board through emails and telephone conversations regularly.

If the Haines Fire Department feels there is an imminent threat to public safety my recommendation is to close the sidewalk and parking areas on the side of Third Street that is adjacent to the old building. One suggestion would be for HAL to contract for concrete barriers to be installed and to block off this area to the public. It is our intention to cooperate with the Haines Borough and do what ever is necessary to assist public safety.

Sincerely,


James Studley
President

cc Robert Venal

ASSIST!

Haines Assisted Living, Inc. P.O. Box 916 Haines, AK 99827 www.hainesassistedliving.org

Kaci Schroeder

From: Robert Venables [rvenables@haines.ak.us]
Sent: Wednesday, February 20, 2008 6:56 PM
To: Rep. Bill Thomas
Cc: Kaci Schroeder; 'Fred Shields'; 'James Studley'
Subject: Assisted Living Facility Corp.

Representative Bill Thomas
State Capital Building
Juneau, Alaska

February 21, 2008

RE: Haines Assisted Living Inc. Property 3rd and Dalton, Haines, Alaska

Dear Representative Thomas,

It has been brought to my attention that the Haines Assisted Living Corporation (HAL) is requesting funds to dismantle an old building on the corner of Third and Dalton, Haines, Alaska.

Our Fire Chief, Scott Bradford has expressed many public safety concerns with the old building at this location. The removal of this building would be a public benefit to the community of Haines and no longer pose a potential public safety issue.

The HAL Corporation's request for the funding to remove this building will be well spent and a public service to the people of Haines. The Haines Borough Assembly has prioritized the HAL project as one of their top Legislative requests for the 2008 Legislative Session. Please know whatever support you can provide the HAL Corporation would be deeply appreciated.

Sincerely,

Robert Venables
Haines Borough Manager

2/22/2008

Bill Thomas
Representative
Capital Building
Juneau, Alaska 99801

Fax #907-465-2652

Faxing 4 pages

February 25, 2008

Dear Representative Thomas,

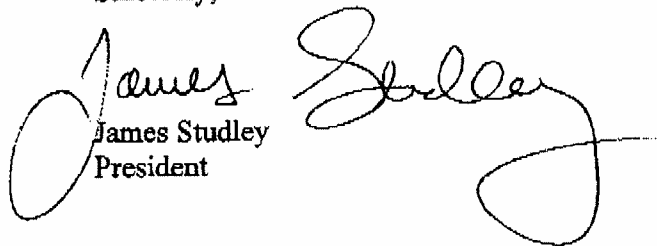
Enclosed is a copy of the most recent letter received from the Haines Borough Fire Department, including our response dated today. Although the borough has not come right out and "condemned" the building it is clear it is viewed as a potential safety hazard to the community of Haines.

We have contracted with a local company to place the concrete barriers along Third Ave. and the eventual demolition of this building is evident.

The Haines Assisted Living Board of Directors appreciates any legislative assistance that might be available.

Thank you again for your support.

Sincerely,


James Studley
President

Alley

Glens
Ave

CONCRETE
BARRIER

old Building
(NOT TO SCALE)
Food Center

Dalton St



HAINES VOLUNTEER FIRE DEPARTMENT

P. O. BOX 849
Haines, AK 99827

Phone (907) 766-2115 Fax (907) 766-3373 hvfd@mac.com

February 23, 2008

Haines Assisted Living Inc.
President James Studley
Po Box 916
Haines AK. 99827

Dear Mr. Studley

In response to your letter about the former Alaska & Proud /Food Center, Manager Venables, Police Chief Goodman and I walked along 3rd avenue and have a tentative plan that will help alleviate many of our concerns about public safety due to the conditions of the building.

Along the 3rd avenue side of the building we would like the sidewalk barricaded, beginning at the alley, to keep pedestrians from walking on the sidewalk close to the building. Also, signs need to be posted for no parking along the barricades. Along Dalton Street, barricades should be placed adjacent to the old gas pump island to keep people back from the front of the building. The rear of the building should also be barricaded and posted. Last, we would ask that no trespassing signs be put up around the building.

Sincerely,


Scott Bradford
Fire Chief

cc: Robert Vernables

Scott Bradford
P. O. Box 849
Haines, Alaska 99827

February 25, 2008

RE: Letter dated 2/23/08 / Property at 3rd and Dalton

Dear Chief Bradford,

The Haines Assisted Living Inc. (HAL) corporation has contracted with SE Road Builders to place concrete barricades along Third Ave.. They have received a copy of your letter and we will use this letter from you as our permit to block the sidewalk and place the concrete barricades at each end of the sidewalk and along the gutter of Third Ave. If we need additional permits for this project please advise.

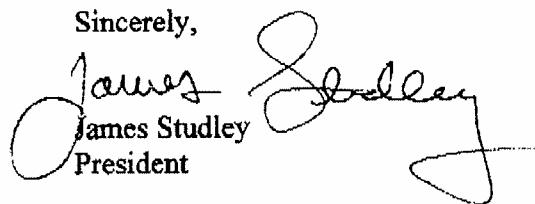
We will place the signs up as requested.

Unfortunately there are not have enough concrete barricades in Haines to place a blockade in the front and rear of the building. I've spoke to a few individuals that believe the Haines Borough public works might have several of these barricades that were purchased with Home Land Security grant funding that are not used at this time of year. If HAL could borrow some of these barriers from the borough that would be appreciative.

SE Road Builders has advised they can place the "No Parking" signs and concrete barricades along Third Ave. this week. The "No Trespassing" signs will be in place today.

If the municipality can work together with HAL and our contractor so as to borrow the concrete barriers from public works for the front of the building, our contractor could position these as well in the near future. The logistics will need to be worked out for placement with SE Road Builders and public works. However if they are not available then I will begin exploring other avenues to locate additional barriers for the front of the building. Can you advise me on the use of the borough's barriers?

Sincerely,


James Studley
President